

Planning Commission Meeting Minutes
April 20th, 2023 @ 5:30 PM
City Hall Council Chambers

Board Members Present: Dr. Phillip Stone, Mr. Jemar Brown, Mr. Reed Cunningham, Mr. Santiago Mariani, and Ms. Lekesa Whitner. City Staff Present: Nan Zhou, City Planner I; Tia Keitt, City Planner II, Martin Livingston, Community Development Director; Oksana Holbrooks, Administrative Assistant.

Dr. Stone: Good evening everyone, I am calling the meeting of the planning commission to order on this 20th day of April 2023. My name is Phillip Stone, I'm the chair of the planning commission and I'll preside over these hearings. Freedom of Information Act compliance public notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and the requirements of the City of Spartanburg Zoning Ordinance. I will note that five members of the commission are present, two are absent therefore we have a quorum and are able to proceed with the business before the body. For the recording, I will ask each commission member to say his or her name, and I'll start with Mr. Santiago Mariani.

Rolls

Mr. Mariani: Santiago Mariani, commissioner.

Mr. Brown: Mark Brown, commissioner.

Dr. Stone: Phillip Stone.

Mr. Cunningham: Reed Cunningham, commissioner.

Ms. Whitner: Lakeisha Whitner, commissioner.

Dr. Stone: As we said, we have five members present, two absent and are able to proceed with our business. The next item is the approval of the agenda. Do I hear a motion?

Approval of meeting agenda

On a motion by Ms. Whitner seconded by Mr. Brown, the agenda for the meeting was approved, by a vote of 5 to 0.

Ms. Whitner: I make a motion that we approve the agenda.

Mr. Brown: Second.

Dr. Stone: It's moved by Ms. Whitner, seconded by Mr. Brown who I heard first. All in favor of approving the agenda say "Aye."

Attendees: Aye.

Dr. Stone: Any opposed? And the agenda is approved. Disposition of minutes of the March 16th, 2023 meeting. Do I hear a motion or any... I did not read them very carefully myself. Do I hear a motion?

Approval of Meeting Minutes for March 16th, 2023

On a motion by Mr. Cunningham seconded by Mr. Brown, the minutes of the meeting of February 16, 2023, was approved with corrections by a vote of 5 to 0.

Mr. Cunningham: I move we approve the motion..

Mr. Brown: Second.

Dr. Stone: Moved by Mr. Cunningham, seconded by Mr. Brown to approve the minutes as presented. All in favor say aye.

Attendees: Aye.

Dr. Stone: Aye. Any opposed? And the minutes stand approved. There is no old business. We have an item of new business. Mr. Martin Livingston Community Development Director, is that right?

Mr. Livingston: That's Correct.

Dr. Stone: Basically acting Planning Director. For life. Final development approval, East Main Town Subdivision.

The Planning Commission received a request for the Final Development Plan Approval – East Main Townes Subdivision – 2751 E. Main Street (TMS: 7-09-00-024.01); Zoning designation: B-1, PDD (Neighborhood Shopping District - Planned Development District). Owner: Diane L. Allen / Applicant: Dustin Kinnunen, Jupiter Contracting.

SUMMARY: The project site is an approximately 3.73 acre property on E. Main Street. The purpose of the rezoning request is for the development of a 28 single-family townhome development to be known as East Main Townes. Staff worked with the property owners, developers and civil engineers to review the site plan and discussed the final site plan requirements.

The history of this project is as follows:

- **May 19, 2022:** The Planning Commission recommended approval to City Council.
- **June 13, 2022:** Public hearing with approval at first reading at City Council.
- **June 27, 2022:** Public hearing with approval at second reading by City Council.
- **October 27, 2022:** Preliminary Site Plan Review meeting with Site Plan Review Committee.

In accordance with Section 507 of the City of Spartanburg Zoning Ordinance, Planned Development Districts, after the first and second readings of the Ordinance, the City Council shall approve, deny, table or approve with modifications the plan in concept and the rezoning petition, subject to the submission of a Final Development Plan to be reviewed by the Planning Commission at a hearing. This request is for the Planning Commission to review and approve the Final Development Plan.

NEXT STEPS: Within a maximum of three weeks following the date Final Approval by the Planning Commission of the Final Development Plan, the applicant shall submit three stamped and sealed plats of the approved Final Development Plan to the Planning Department who, at the expense of the developer shall record said Final Plan in the Office of the Register of Mesne Conveyance. The plat shall be in conformance with Section 507G.(1-8) of the City of Spartanburg Planned Development District Ordinance and shall show all applicable items.

STAFF RECOMMENDATION: Approve the applicant's request for approval of the Final Development Plan subject to the attached Conditions of Approval.

CONDITIONS OF APPROVAL
B-1, Neighborhood Shopping District
Planned Development District (PDD) – East Main Townes Subdivision
(Tax Map Number: 7-09-00-024.01)

1. If one or more of the following conditions is not met with respect to all its terms, then this approval may be revoked.
2. All plans for future construction which are not covered by this review shall be submitted to the City Planning Department for review and approval.
3. Final Site Plan approval is required prior to Final Development Plan documents approval by City Staff.

One of those conditions is to make sure we have the final document on hand for the final site plan. Here is a copy of the site plan. It shows the development. This is the edge of the actual property itself. There's an easement running across two properties to the northeast to connect to an existing sewer line. This is the site in the new area. This is a 28-unit town home development. The street is a private street. There's going to be a sidewalk on East Main Street. The new property management will be responsible for maintaining the street itself. They've included fencing and landscaping along the southern border, southeast border of the development. This pond is oversized, so it's larger than the typical required sizing of the pond, according to the stormwater manager. The pond meets all the requirements of the city's standards.

This is the construction plan showing how they're going to get the water to the stormwater location. Here are the tree counts and below the trees. The landscaping planning shows the landscaping around here, along the southern border along the fence of the property edge. They also will be adding sidewalks, which will be maintained by the city DOT right away. The city has agreed to maintain the sidewalks if installed. I'll answer any questions you may have.

Dr. Stone: One of the concerns at the initial public hearing of planning commission was that storm water runoff into any adjacent neighborhoods. Does the city staff believe that's been adequately addressed?

Mr. Livingston: That's correct. I asked the storm water manager if the storm water requirements have been met. He said the pond is oversized.

Dr. Stone: Is that a detention pond that will not always hold water, it will hold water just when there's been a rain event?

Mr. Livingston: It is a detention pond and addresses water quality and water quantity as well.

Dr. Stone: So it's not going to be standing water issue if it hasn't rained.

Mr. Livingston: Not going to be standing water, a wet pond.

Dr. Stone: Sewer's adequate? You said Spartanburg water's doing the sewer line?

Mr. Livingston: That's correct, my understanding is Spartanburg Water will be installing the sewer line in the adjacent easement area. Both property owners have provided an easement to install the sewer line. So the Spartanburg water has agreed to install it themselves in that area.

Dr. Stone: I went ahead and jumped the gun and asked questions but does anyone else have questions? This isn't anything where we're required to have a public hearing, correct?

Mr. Livingston: I think that we typically have a public hearing to take any comments.

Dr. Stone: Alright. Any other questions? Is the developer here?

Developer: Yes

Dr. Stone: Does the developer want to say anything? You don't have to.

Developer: I'd rather answer questions if you have them.

Dr. Stone: If we have questions we'll direct them your way.

Ms. Whitner: I do have a question. So with the pond, will there be any safety borders around this.

Mr. Livingston: Yes, typically the pond requires fencing.

Dr. Stone: Other questions? Then I think we can have a public hearing. The way this will work is if anyone has anything they wish to comment on or ask you're welcome to come up, give your name and address and make any comment that the commission could hear. If you have any questions we'll direct those to the staff or the developer at the end of the public hearing. Anyone have anything that they wish to say or add? If no one hears anything, I will entertain a motion to close the public hearing.

Ms. Whitner: I make a motion to close the public hearing.

Mr. Mariani: Second.

Dr. Stone: Moved by Ms. Whitner, seconded by Mr. Mariani to close the public hearing. All in favor say "Aye."

Attendees: Aye.

Dr. Stone: Any opposed? Any other questions?

Mr. Cunningham: I'm sorry I didn't ask this earlier for the developer.

Dr. Stone: I think you can ask him that. You can ask him a question.

Mr. Cunningham: Detention ponds are famous in the early days of developments where they're done well, they're pristine. The banks are nice, the fence is good. And then as the project develops and is built out, typically as I understand they're turned over to the HOA. Then it becomes a swamp with weeds growing out of it and it fills up with silt if it's not maintained. As I understand it's really the city that has the obligation to keep that maintained, but is it required that after construction and of the facility have been collected, is that detention pond must be kept in place and operated for a period of time? How does that work?

Developer: Yes that's correct.

Mr. Stone: You can come up here so everybody can hear you.

Developer: As construction commences, it fills up the sediment during construction. The last thing at the end of construction is we clean up the pond, make sure station's established, 80% of

vegetation is established there, and then with the recording of the HOA documents is a maintenance plan that is on our R and R plans that they have to keep and maintain for that maintenance plan.

Mr. Cunningham: An HOA has that responsibility.

Developer: That's correct and that is recorded in the deed over to our transfer to the HOA.

Dr. Stone: Thanks. The city, you want to comment on the enforcement of that as well?

Mr. Livingston: Just wanted to make sure that we're clear. The city doesn't maintain stormwater ponds, but we do have enforcement requirements with the storm sewer manager. If there's a pond that's not maintained he will relay the requirements to enforce the maintenance of the pond.

Mr. Cunningham: Which is done under the direction and, I guess, expense of the HOA.

Mr. Livingston: Yes, and with a lot of our enforcement capabilities the city can go and clean the pond up and charge the property owners for the maintenance of the pond.

Mr. Cunningham: Thank you.

Dr. Stone: Any other questions?

Ms. Whitner: I did have one. And I know this is back to the fencing with pets. Will the fencing keep small children and pets out? That's just really my concern.

Mr. Livingston: Of the pond fencing? Yes it's required to be in place.

Ms. Whitner: I'm just concerned about the safety because we love our pets and babies.

Mr. Livingston: They may have a gate that can get access in there, but all ponds are supposed to be secure so that no one can get in.

Ms. Whitner: Thank you.

Dr. Stone: Anything else? This is always more an administrative function to tie up the loose ends to give the final approval that we have looked at the site plan, we've reviewed it. Unless anyone has any objections or any concerns that they wish to raise that they're not seeing, I will entertain motion to approve.

On a motion by Mr. Mariani seconded by Mr. Brown, the site plan was approved by a vote of 5 to 0

Mr. Mariani: I make a motion that we approve the site plan, final motion.

Mr. Mariani: I will entertain motion to approve.

Mr. Brown: Second.

Dr. Stone: Moved by Mr. Mariani, seconded by Mr. Brown to approve the site plan. All in favor say "Aye."

Attendees: Aye.

Dr. Stone: Any opposed? Site plan is approved. The next thing is some site and landscape plans that were approved at staff level since the last meeting. Does anyone have a question about any of those three site plans?

Ms. Whitner: On 1097 Main Street, are those apartments right there in the development?

Dr. Stone: They're on the Rail Trail. That's one that was probably at some point zoned industrial. We have rezoned several of these. We rezoned that one recently, I don't remember about the other two.

Ms. Whitner: Did they expand it? I guess that's my next question.

Mr. Livingston: So they took the two large buildings, those are the two. I think there is demolition of a portion of the second small building, and keeping a portion of it for offices.

Ms. Whitner: I think the only question then was the conservation of those trees right there on Rail Trail.

Mr. Livingston: Yes it's actually in the site plan requirements for those trees.

Dr. Stone: Any other questions about any of those items? Site plan review is basically a staff level function. These are reported to us just as information. The difference in the East Main Towns was that's a PDD, so that's actually required to come back for us for final review.

Mr. Livingston: That's correct.

Dr. Stone: That's what I thought.

Dr. Stone: City council updates. Mr. Livingston can start. I was at the meeting and then Mr. Mariani was at that council meeting as well. We can probably fill in everybody on some of what has happened to both of those items.

Mr. Livingston: Two items were tabled. First the annexation of 1017 Florida Avenue. That item was tabled at the request of the property owner. They wanted to take some time to negotiate with the adjacent property on the purchase of that property. I think also in this meeting here, the planning commission, there were some comments and questions that they also wanted to address. I don't know which one specifically. They wanted to address that issue with acquiring the property.

Dr. Stone: The developer still wanted to work with the neighbor?

Mr. Livingston: They wanted to try to resolve that.

Dr. Stone: And try to either purchase that or...

Mr. Livingston: Or something.

Dr. Stone: That was tabled at the request of the developer, not in the council's instigation. Or the applicant.

Mr. Livingston: The next item below is the comprehensive plan. We submitted all documents to council. Council wanted to request two things. First, there were several comments that council wanted to see added to the comprehensive plan that we somehow have missed. And then second, council wanted to add the implementation as part of the comprehensive plan. They requested that the city manager schedule meetings with council to begin taking a look at the implementation matrix. He's working on that issue at well. All changes requested by council had requested has been submitted to TPUDC. Hopefully they'll be back within 30 days. We'll upload it to the city website and share it public at council's request.

Mr. Cunningham: About the implementation plan, the first item you mentioned something that there were some comments made not included. Were they specific?

Mr. Livingston: Yes. They sent several changes that were on two spreadsheets. One spreadsheet was general comments. Some were items that were already in the plan. There's a lot of comments that folks wanted to see certain things in Spartanburg, not necessarily about the plan. And then there were some changes that were requested that we submitted to TPUDC. What we can tell is that maybe in December of 2021 there was a change in positions at TPUDC. Apparently the second spreadsheet, some of those items had not been changed. However, the PDF files got changed.

Mr. Cunningham: Is that item going to have to come back to us?

Mr. Livingston: No it does not. It's at the council level.

Mr. Brown: As it turns out, some of those changes that had been submitted were actually suggested by a member of council who noticed that they didn't incorporate. I did speak in the public hearing on our behalf to encourage them not to adopt it that night because I could see there were some current corrections. They had some concerns about who was accountable for the implementation of the plan in general. I suggested that they themselves had some responsibility because anytime they consider or vote on anything, they need to be asking themselves does this advance our comprehensive plans? And we've all agreed on. I think they got that.

Then I also suggested that they really needed to expedite a plan to find a director of city planning because all of this is going to be pretty hard to implement if we don't have a professional staff member at that level to guide the plan. I think one of them suggested the council should have a workshop about the comprehensive plan before any backup. I might be so bold at some point to suggest that if they do, it might not be a bad idea to have that as a joint workshop and invite us to be a part of it since we have been working on this as long as they have. I might be so bold to suggest that to somebody.

Mr. Cunningham: I second.

Dr. Stone: I'll feel like I'm not doing it...and one thing I will say... you all can go back and watch the meeting. I did indicate the emphasis on the city planning director, that I wasn't speaking for myself. I felt like I was speaking for all of you based on our comments. That's the part I can add. Mr. Mariani, I don't know if you have anything you want to add.

Mr. Mariani: Just remember the topic of having a separate implementation matrix document or perhaps the question of whether it should be approved simultaneously with the comprehensive plan as well. Has there been any more discussion as to what the council is looking at doing?

Mr. Livingston: There hasn't been any additional discussion but I did ask the city manager what he was looking at as a process for the key new implementation plan. Some council members want to make sure that was adopted with the comprehensive plan. That may be a narrowed list, there's 359 recommendations a narrower to a process where it's public comment as well. What we had recommended to that is that it be a process that takes place at the community level at some point, and that gets back to planning commission and at the council. That was staff's recommendation of the council.

Dr. Stone: My feeling on that is the community's already more or less told us what they think the priorities are. I think it's kind of up to the staff elected leadership and the appropriate board of commissions to kind of weigh in and say "of all of these plans, these are what we think we can accomplish in a short period of time." If the public has already been involved in a two-year long process to say these are what we think are important. I don't know what else they're going to say.

Mr. Mariani: That was my concern too. How long would it drag out the process of adopting the comprehensive plan, which is a thing in and of itself, instead of having to work out this at the same time. That was just a concern.

Mr. Livingston: The impression I got is that, if nothing else, it would be improved by this summer with the implementation plan.

Mr. Cunningham: Moving ahead on the plan that's 98.5% accurate, on target, and waiting on 1.5% and not do anything until we get the very last, final, as far as implementation I agree with you. We should go ahead and include the document with everything. We asked new people who were here, there will be new suggestions. It will never end.

Mr. Brown: That's what I was going to ask. Is that when the clock starts, when city council approves it? Or are we in our 10 year period now?

Mr. Livingston: Yes, it's when the city council approves it, we'll have the clock started. Because once city council approves it, we have to send it to many of the regulating bodies. We have to send a copy to the county, we have to send a copy to the state. There are at least 10 different organizations for us to send it to. There's a digital form or actual document. At some point we have to get it to the regulatory board of agencies.

Mr. Brown: Got it.

Mr. Cunningham: Hopefully for information, right?

Mr. Livingston: Yes. It's only for information and they keep it on their records. A lot of the time when we have annexations, there's like 18 different organizations where we send those annexations to. That's the list we will be sending.

Dr. Stone: Any other questions about the council? And they'll read their meeting again this coming Monday, but won't be considering this. They tabled it basically until such time as they're ready to take it from that date. Hopefully it will come back and get approved this time. I think that kind of takes care of the staff announcements for comprehensive plan update.

I want to talk about Morgan Square since I think there's a public unveiling, Mr. Brown is representing us on that commission.

Mr. Brown: Yes there is. I would like to first just welcome all of our commissioners to the Morgan Square Redevelopment Community Workshop taking place next Tuesday the 25th, from 4:30 to 6:30 right here in the square. If it rains, it'll be moved to the library. And this is a significant workshop because there will be three designs that the community will be able to have interactive dialogue with the actual designers. We have made tremendous progress. It certainly has been a collaborative effort, both community and city-wide. I think this will be a very productive evening. If you are available please come out, take a look at the three different designs. Share your feedback.

One thing I will say is that all of the feedback is recorded and it is taken into consideration. So please share your feedback, even on the trees.

Mr. Cunningham: Do any of the three designs show a thoroughfare through the square?

Mr. Brown: No. Might've just got a preview of something. Feel free to comment on that, but no. No sir.

Mr. Cunningham: If I come, I will.

Mr. Mariani: I know that part of it will actually be getting the community to vote on one of them, or a preferred option?

Mr. Brown: More so a preferred option.

Mr. Mariani: When will that be taking place? The day of, or sometime later?

Mr. Brown: The day of would be collecting more of the community's feedback, and then we will have another workshop where we'll actually vote.

Mr. Mariani: Gotcha.

Mr. Brown: Yes.

Dr. Stone: And you had some stuff to talk about, about form-based code.

Mr. Livingston: One of their comments did want to make more aware that Board terms are coming up soon. We will be expecting one new member and council. There's a continuing education training that will be taking place this year. We have two events in Spartanburg. One on June 29th is the orientation for new board members and planning commission members.

Dr. Stone: So if you haven't done that one, I'd give you time to do it.

Mr. Livingston: August 24th is the continuing education. We are going to provide a sign-up sheet at next month's meeting for all board members that are interested in taking it.

Ms. Whitner: Is the second in May?

Mr. Livingston: August 24th.

Mr. Cunningham: Orientation is just once.

Dr. Stone: Orientation is just once, but then we all have to do some kind of continuing education each year. So being in Spartanburg will be a good opportunity to do that.

Mr. Livingston We are providing some type of meal for both events.

Dr. Stone: Any questions about any of that?

Mr. Livingston: In your packets, the last couple of pages we provided some information on form-based zoning. The commissioners had asked some questions about that so we had provided some information on it. I like this types of zoning page. I really like this because it provided some information on the different types of zoning where you have separate uses and you're familiar with this with the R-8, R-12, I-1 industrial coding.

The county right now is experimenting with performance zoning. I probably shouldn't say experimenting because they're deep into it. They've done some performance zoning on the southern part of the county. They're located on western, northern and eastern parts of the county for the last year or two they've been taking a look at doing that as well.

We had a preview one that looks like probably a year or two ago, with our conversation would be the planning department, as far as the county planning department. It is designed basically if you're developing and it's a use, certain use, it has certain performance requirements if it's adjacent to other uses.

Negotiating Zone A is exactly how it sounds. We are negotiating zoning and zoning type and to complete this to regulate the development of this site. And then there's form-based code which is what's downtown in the north side. Then there may be a hybrid of the two, and what we have is actually a hybrid between the Euclidian and form-based code of zoning in the city as well.

There's been some interest expressed in the comprehensive plan to expand form-based codes to the corridors of the city to improve our corridors. And it also provides a clear development pattern when you have form-based code. I'll answer any questions you may have.

Dr. Stone: And that's something that's going to matter as this commission and staff begin over the next year or two, or two years, to rewrite the zoning ordinance. Because it's the opportunity to look at corridors and say "those need to be DT-5," or whatever.

Mr. Mariani: Would it almost be like master class for the north side and highland will specify the kind of architecture that is needed for whatever will come there. Is it something along those lines?

Mr. Livingston: Form-based code has some design standards, but it also regulates use and also regulates density. Our form-based code is online, it's called Downtown Code. But it's a misnomer because it's not just a downtown code, it extends into a neighborhood like Northside and other areas. This kept the same designation like DT-6s, and that's primarily downtown. DT-5 is not as dense. DT-4 is probably closer like a buffer between neighborhoods and commercial properties, and then DT-3 is primarily residential. But it has some density throughout. Then DT-2 and 1 typically becomes suburban, and that's typically how it's been designated throughout.

Dr. Stone: We were sort of talking about this before we got started. Where we could have some interesting issues is say, I live in Hampton Heights. We already have a design review process, it's

for a historic neighborhood and Belmont would have the same thing. If we were to, say, expand DT-3 into Hampton Heights, then suddenly you have to go through two boards to get something done. I think if we were to do that we would have to have some changing in the ordinance to have some consolidation of that. I wouldn't want to do that where a neighborhood had to deal with two different boards, and possibly BZA. That's maybe a little bit too much. But we'd have to figure that out in the process.

Any other questions? Thank you for that information. It just kind of helps get us on the same page and all these different things we need to be constantly learning about. That's all the items on our agenda, unless someone has anything else they need to announce or ask about.

Mr. Mariani: I do have a question. When we were looking at the Union Street site plan. What's the status on the site plan for Union Street and Forest Avenue I think it is, with the warehouses that will also be redeveloped?

Mr. Livingston: Union Street and Forest?

Mr. Mariani: Yes.

Mr. Livingston: That's box car.

Mr. Mariani: That is the one? Thank you.

Mr. Cunningham: Is there any at the development at the corner or South Fairview and East Main Town Homes?

Mr. Livingston: South Fairview and East Main.

Mr. Cunningham: Adjacent to Commerce Bank.

Dr. Stone: There was news about that, that they were about ready to get started.

Mr. Livingston: I haven't heard anything about that.

Mr. Cunningham: Earlier there was a question about that easement in the back.

Mr. Livingston: That alley way should remain, is supposed to remain. But I hadn't heard anything additional and they have not updated the plat. They're required to update their plat so they can begin construction, so that we can assign addresses. And then they will develop it.

Ms. Whitner: So with the clients the old government over it, when we get ready to move that zoning on the, will we have to take that into consideration?

Mr. Livingston: The city does not enforce HOA requirements.

Ms. Whitner: Okay.

Dr. Stone: Now we have been told that when something comes up, if we were to change something, like where we were going to rezone something that was R-15, we had to stand down over some issue. I agree, the city does not enforce HOAs.

Ms. Whitner: I don't know if it was HOA, I don't remember. I just know the gentleman wanted to make some duplexes or some town homes, and there was something grandfathered in...

Dr. Stone: That was against the covenants.

Mr. Livingston: We would have to meet the covenant requirements and the developer would actually.

Dr. Stone: So that's not a city issue.

Mr. Livingston: Right. That situation involved an attempt to rezone the property.

Ms. Whitner: So I just wondered do we need to know more about this?

Dr. Stone: I think what the city attorney said is the city doesn't necessarily have to know about them, but if we're made aware of them then we have to stand aside. My own personal take is I wouldn't really be too concerned with what neighborhoods themselves are requiring as we write city-wide policy. Anything else? I'm waiting for a motion.

Mr. Cunningham: Meeting is adjourned.

Ms. Whitner: Second.

Mr. Stone: Moved by Mr. Cunningham, seconded by Ms. Whitner. We adjourn, all in favor say "Aye."

Mr. Attendees: Aye.

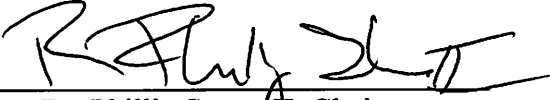
Dr. Stone: Any opposed? See everybody in May presumably if we have business. See us all Tuesday night.

Mr. Livingston: We have business.

Dr. Stone: We have business, alright. That's good.

~~Mr. Livingston: Is that Jared's seat?~~

Meeting adjourned at 6:07 PM.


Dr. Phillip Stone, II, Chairman